

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026108280 2 PG(S)**

8/10/2026 11:10 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3530305

Doc Stamp-Deed: \$1,400.00

Consideration: \$200,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Gabriele Bodanza, Esq.
8433 Enterprise Circle
Suite 200
Lakewood Ranch, FL 34202
26-49460-001

Property Appraiser's Parcel ID No.: 0995-18-3019

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 7th day of August, 2026, by and between **TARAS LUMIERE AND DIANE LUMIERE, HUSBAND, AND WIFE**, whose address is **113 Merida Drive, Sonoma, CA 95476** (hereinafter "GRANTOR"), and **ARTURAS JURKUS, AN UNMARRIED MAN**, whose address is **143 Henry St, South Amboy, NJ 08879** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

LOT 19, BLOCK 1830, 37TH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGES 4, 4A THROUGH 4H, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1)

Printed Name Angie Vilderrama
P.O. Address 3700 S. TAMiami Trl
Sarasota FL 34239

GRANTOR:

Taras Lumiere
Taras Lumiere

Diane Lumiere
Diane Lumiere

(2)

Printed Name CAROLINA ROCHA-JEJE
P.O. Address 3700 S. TAMiami Trl.
SARASOTA, FL 34239

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 28th day of July 2026, by Taras Lumiere and Diane Lumiere, () who is/are personally known to me or (X) who has/have produced CALIFORNIA D.L. as identification.

C Rocha-Jeje
Signature of Notary Public

Print, Type/Stamp Name of Notary

